



NOTICE OF PREPARATION NOTICE OF PUBLIC SCOPING MEETING

NORWALK ENTERTAINMENT DISTRICT – CIVIC CENTER SPECIFIC PLAN PROJECT PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

Lead Agency: City of Norwalk, Community Development Department

Project Applicant: Primestor Development, Inc.

Notice of Preparation Review Period: Monday, February 7, 2022, to Wednesday, March 9, 2022

Scoping Meeting: Thursday, February 17, 2022, 6:00 p.m. to 7:30 p.m., details below

Notice is hereby given that the City of Norwalk (City), as Lead Agency under the California Environmental Quality Act (CEQA), will prepare an environmental impact report (EIR) for the Norwalk Entertainment District-Civic Center Specific Plan Project (proposed project) pursuant to the California Public Resources Code, Division 13, Section 21000 et seq. (CEQA Statute), and the California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq. (CEQA Guidelines).

The purpose of this Notice of Preparation (NOP) is to (1) serve as a public notice pursuant to CEQA Guidelines Section 15082 that an EIR will be prepared; (2) advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared; and (3) provide notice of the public scoping meeting. The City is seeking your input regarding the scope and content of the EIR, including input on potentially significant environmental effects, mitigation measures, or project alternatives that should be explored in the EIR. If you represent a public agency, the City seeks input as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project.

Due to time limits mandated by state law, public agencies, members of the public, or any other interested parties are requested to respond to this NOP in writing no later than 30 days from the date of this NOP. The City will accept written comments regarding this NOP through the close of business on **Wednesday, March 9, 2022**. Please send all written comments, including emailed comments, to Beth Chow at the address below.

Project Location: The proposed specific plan area, or project site, consists of approximately 12.2 acres located at the southeast corner of the intersection of Imperial Highway and Norwalk Boulevard in Norwalk. The project site consists of three parcels with Assessor's Parcel Numbers (APN) 8047-006-922, -924, and -925 which are owned by the City of Norwalk and a portion of one parcel with APN 8047-006-927, which is owned by the County of Los Angeles (County). The project site is bordered by Imperial Highway to the north, Avenida Manuel Salinas to the east, the Los Angeles County Superior Court-Norwalk property to the south, and Norwalk Boulevard to the west. The nearest freeways providing regional access to the project area are Interstate 605 (I-605), Interstate 5 (I-5), Interstate 105 (I-105), and U.S. Route 91 (US-91). The project site is located approximately 0.6 mile west of the Norwalk/Santa Fe Springs Transportation Center (Metrolink).

Description: The City will prepare an EIR to analyze environmental impacts associated with implementation of the proposed project, which would include the establishment of the Norwalk Entertainment District-Civic Center Specific Plan. The proposed project seeks to implement the City's Economic Development Opportunities Plan, which identified the project site as an area for the promotion of economic development, by revitalizing the project site with the development of a vibrant community-focused development. The proposed project to be described in the specific plan includes the construction of a mixed-use development with residential, commercial, and open space uses on the location of the current City Hall Lawn and surface parking lot. Up to 400 residential units and associated amenities would be developed. Up to 150,000 square feet of commercial uses would be developed and would include a mix of food and beverage establishments, retail, commercial, health and wellness facilities, and office uses.

The proposed project would include ground-floor public open space and residential open space. Residential parking would be provided on-site, and the proposed project would also utilize the existing parking structure in the southern part of the project site for the proposed commercial uses. No modifications to the existing parking structure facility are proposed. No modifications are proposed to the existing Norwalk City Hall building or the small portion of the County building that are within the project site, and the existing uses within these structures would continue. Construction of the proposed project, in accordance with the proposed specific plan, is anticipated to begin in 2023 and last up to 24 months.

A general plan amendment is proposed to establish a land use designation of specific plan for the project site. The development area of the project site is owned by the City but is proposed to be developed by the applicant through a public private partnership with the City, which may include, among other things, a lease to the applicant of portions of the project site in order to implement the development authorized by the specific plan.

Potential Environmental Effects: The City will prepare a comprehensive EIR that evaluates all potentially significant environmental impacts associated with the buildout of the proposed project (i.e., full build out of the proposed specific plan). The EIR will explain the potentially significant effects of the proposed project as well as the reasons that other effects are not potentially significant. An initial study is not required to determine that an EIR will be prepared, and an initial study was not prepared for the proposed project.

In accordance with Section 15082 of the CEQA Guidelines, the City has prepared this NOP to provide agencies, organizations, and interested parties with information describing the proposed project and its potential environmental effects. Consistent with Appendix G of the CEQA Guidelines, the 20 environmental topics that may be analyzed in an EIR are:

Aesthetics	Greenhouse Gas Emissions	Public Services
Agriculture & Forestry Resources	Hazards & Hazardous Materials	Recreation
Air Quality	Hydrology & Water Quality	Transportation
Biological Resources	Land Use & Planning	Tribal Cultural Resources
Cultural Resources	Mineral Resources	Utilities & Service Systems
Energy	Noise	Wildfire
Geology & Soils	Population & Housing	

The City has determined that the proposed project could potentially affect 17 of the 20 environmental topic areas identified in Appendix G. These 17 topical areas are aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, tribal cultural resources, and utilities and service systems. These impacts will be analyzed in detail in the EIR. The EIR will also address mandatory findings of significance. The EIR will address the short- and long-term effects of the proposed project on the environment. Feasible mitigation measures will be proposed for impacts that are determined to be potentially significant and reasonable alternatives will be considered. A mitigation monitoring program will also be developed for any mitigation measures required by the City. The proposed project is expected to have no impact on agriculture and forestry resources, mineral resources or wildfire, and therefore the EIR will not present a detailed analysis of the project's impact on these topic areas.

Document Availability: The 30-day public review period for the NOP is from **Monday, February 7, 2022**, to **Wednesday, March 9, 2022**. In accordance with the time limits mandated by State law, if there are any concerns about the scope and content of the information to be addressed in EIR, written comments may be submitted via email or by mail to the addresses below. All written comments should be submitted at the earliest possible date but must be submitted no later than close of business **Wednesday, March 9, 2022**. Public agencies should identify the contact person for your agency in your written comments.

Public Comments: Please submit your comments to:

Beth Chow, AICP, Senior Planner

- **Mailing Address:**
City of Norwalk
Community Development, Room 12
12700 Norwalk Boulevard
Norwalk, CA 90650
- **Email Address:** bchow@norwalkca.gov

Public Scoping Meeting: A public scoping meeting will be held at the address below on **Thursday, February 17, 2022**, from 6:00 p.m. to 7:30 p.m., to solicit input from any interested parties on the scope and content of the EIR, in conformance with Section 21083.9 of the California Public Resources Code. Applicable COVID-19 policies in place at the time will be followed. The public scoping meeting is intended to receive input from interested parties and no decisions about the proposed project will be made at the public scoping meeting. Though staff will prepare a summary of the issues raised verbally at the public scoping meeting, anyone wishing to make formal comments on the scope of issues or content of the EIR should also do so in writing. Written comments can be submitted at the scoping meeting. You may also send a written response to this NOP to the email and address listed above by **Wednesday, March 9, 2022**, without attending the scoping meeting.

A copy of the materials presented at the scoping meeting will be posted to the City's website: <https://www.norwalk.org/city-hall/departments/community-development/planning> following the meeting.

The public scoping meeting will be held at the location identified below.

Location: City of Norwalk,
City Council Chambers
12700 Norwalk Boulevard
Norwalk, CA 90650

More Information: Questions concerning the matter should be directed to Beth Chow, AICP, Senior Planner, at (562) 929-5953 or bchow@norwalkca.gov

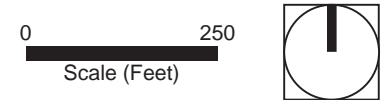
Dated this 4th day of February 2022.

Theresa Devoy, CMC
City Clerk

Figure 1 - Project Location
1. Introduction



--- Project Boundary



Source: Nearmap, 2022; ESRI, 2022